

**District Three Planning Committee
Special Meeting Minutes
June 29, 2009**

The meeting was called to Order at 5:39 pm by Chair Jim Tate Hill.

Present:

Jim Tate Hill

Debbie Darden

Abe Lopez

Charles Dowling

Margie Reiez arrived at 5:37pm

Crystal Jackson arrived at 5:42 pm

Absent:

Marlin Keeling

Others Present:

John Raymond of the Redevelopment Agency, Craig Smith & Marisa Muzny of AMCAL, Sophia Pagoulatos of the Planning and Development, and Gregory Barfield, staff to the committee

Approval of Minutes of June 15, 2009:

M / Lopez and S / Dowling to approve as presented

PASSES (4-0)

Review of Projects:

R-09-05 & S-09-42 430 & 436 B Street

Presented by Craig Smith of AMCAL Multi-family Housing Inc., pertains to 1.39 acres of property on the north side of San Bentio Avenue between B & C streets. Rezone proposes to rezone APN 467-173-12T from the R-2/BA (low density multiple family residential) zone district. Site Plan 2-09-42 applies to the entire 1.39 acre site and proposes development of a low-income multiple family residential complex consisting of 26 dwelling units and modification of the property development standards on a vacant site. The project is requesting to have allowances in the reduction of open space from 25% to 22.2%, density bonus of 4 additional units, and setback at 15 feet from 20 feet.

Based on the tax credit program the project will focus on those who are employed and make 30% of the Area Medium Income (AMI). Property will be managed by FPI a national company who manages Sandstone, the other project in the area at Elm and Jensen.

Project will be built to LEED standards as required (not certified as that process cost additional funds), looking at Fresno Green Standards.

Questions about landscaping, fencing, tax credit process, amenities on site and in the other project across the street, (which for the tax credit application will treat as a single project for that process and the construction of the sites).

R-09-05 & S-09-42 430 & 436 B Street (con't)

Discussion on the RDA Housing and affordable housing development in Southwest. Why not mixed use, is any of the property zoned commercial?

Looking at working with Fresno West to encourage local contractors to bid on parts of the project after some luck without a formal process on the Sandstone project. Currently a draft agreement is on the table with Fresno West covering scope of duties.

M / Hill S/ Lopez To approve R09-05 & S-09-02 with the following conditions:

Confirm residents are employed

Water efficiency landscape standards

Encourage Fresno Green certification

Open fencing on alley side of C to remain transparent & with an open view to street in back

Local outreach/ hiring & employment plan in place

PASSES (6-0)

R-09-06 & S-09-43 2150 South Elm Street

Filed by AMCAL Multi-family Housing Inc. pertains to 1.52 acres located at the intersection of South Elm, East California, and South Geneva Avenues. Rezone application R-09-06 proposes to reclassify the site from the R-2-A/BA (Low Density Multiple family Residential, one story height) zone district to the R-2/BA (Low Density multiple family residential) zone district. Site Plan S-09-43 proposes development of a low income multiple family residential complexes consisting of 24 dwelling units and modification to the property redevelopment standards on a vacant site.

Craig Smith of AMCAL gave an overview of the project. Parking and access points onto the property.

M / Hill S /Jackson to approve R-09-06 & S-09-43, 2150 South Elm Street

Confirm residents are employed

Water efficiency landscape standards

Encourage Fresno Green certification

Local outreach/ hiring & employment plan in place

PASSES (6-0)

C-09-122 2139 Stanislaus Street

Pertains to 0.48 acre of property location the southwesterly corner of Stanislaus and L Street in downtown Fresno. The applicant proposes the construction of a five-story mixed use building with commercial uses and 17 off four stories above the ground floor after the demolition of the existing on-site

Committee wants to review the parking, affordability, landscaping, use of tax credits, and zero lot line.

As an update on the Household Hazardous Waste Facility update on site includes a site in M3 zone that borders Council District 3 and 5, but still in District 3 at 2727 South Golden State Blvd.

The committee adjourned at 7:16 pm.